083.0	0001	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	697,400 / 697,400
					USE VALUE:	697,400 / 697,400
					ASSESSED:	697,400 / 697,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28	-30	PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALVIN SEAN D/ TRUSTEE
Owner 2:	389 MASS AVE REALTY TRUST
Owner 3:	
Street 1:	630 HIGH ST
Street 2:	
Twn/City:	MEDFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	02155 Type:

PREVIOUS OWNER

Owner 1:	GRAZIANO FAMILY LIMITED -
Owner 2:	PARTNERSHIP -
Street 1:	20 ROCKY HILL ROAD
Twn/City:	BURLINGTON
St/Prov:	MA Cntry:
Postal:	01803

NARRATIVE DESCRIPTION

This parcel contains 4,215 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1964, having primarily Wood Shingle Exterior and 1785 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4215.000	314,900		382,500	697,400
Total Card	0.097	314,900		382,500	697,400
Total Parcel	0.097	314,900		382,500	697,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.70 | /Parcel: 390.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 51829
GIS Ref:
GIS Ref:
Insp Date: 08/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 083.0-0001-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	314,900	0	4,215.	382,500	697,400	697,400	Year End Roll	12/18/2019
2019	104	FV	286,400	0	4,215.	377,100	663,500	663,500	Year End Roll	1/3/2019
2018	104	FV	286,400	0	4,215.	289,600	576,000	576,000	Year End Roll	12/20/2017
2017	104	FV	268,500	0	4,215.	273,200	541,700	541,700	Year End Roll	1/3/2017
2016	104	FV	268,500	0	4,215.	251,400	519,900	519,900	Year End	1/4/2016
2015	104	FV	229,000	0	4,215.	235,000	464,000	464,000	Year End Roll	12/11/2014
2014	104	FV	229,000	0	4,215.	216,400	445,400	445,400	Year End Roll	12/16/2013
2013	104	FV	238,200	0	4,215.	216,400	454,600	454,600		12/13/2012

!6751!

PRINT

Date	Time
12/10/20	21:28:27

LAST REV

Date	Time
08/23/18	10:56:29

apro

USER DEFINED

Prior Id # 1:	51829
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6751

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRAZIANO FAMILY	1415-70		5/2/2012	Mult Lots	837,500	No	No		
GRAZIANO MICHAE	1414-104		4/19/2012	Mult Lots	10	No	No		
	10558-1		6/5/1964			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2017	761	Add Bath	17,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/13/2018	MEAS&NOTICE	CC	Chris C
3/6/2009	Measured	372	PATRIOT
2/14/2000	Inspected	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4215		Sq. Ft.	Site		0	70.	1.30	6									382,515						382,500	

Total AC/HA: 0.09676 | Total SF/SM: 4215 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 382,515 | Spl Credit | Total: 382,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.23823524
Const Adj.:	0.99989998
Adj $ / SQ:	173.336
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	456405
Depreciation:	141485
Depreciated Total:	314919

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	M

Totals		
2	10	4

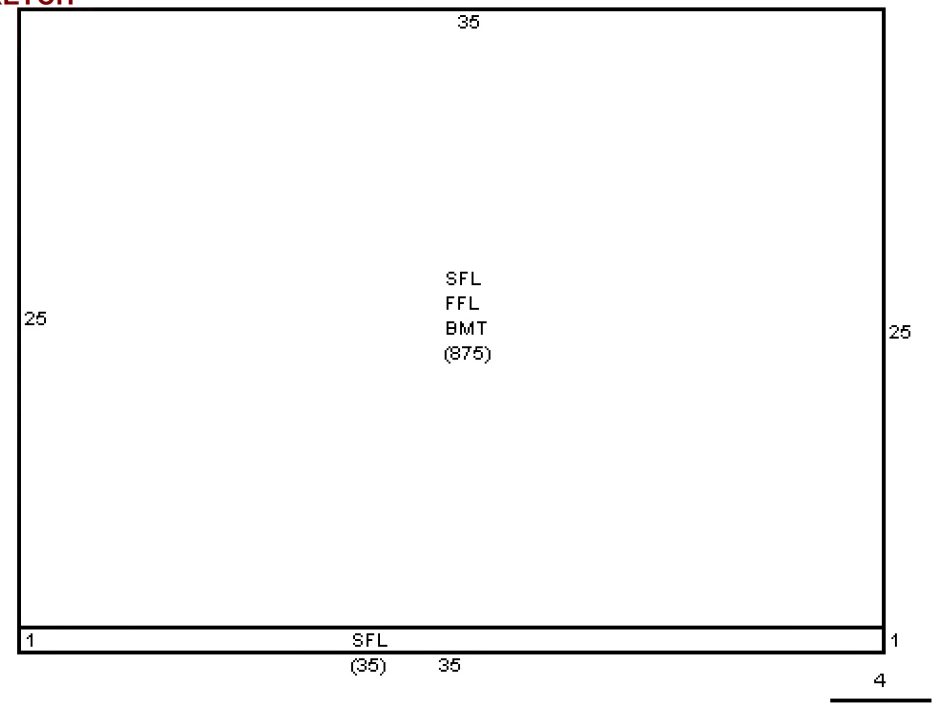
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	173.34
Special Features:	0	Val/Su Net:	118.38
Final Total:	314900	Val/Su SzAd	176.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	910	173.340	157,735
BMT	Basement	875	52.000	45,501
FFL	First Floor	875	173.340	151,669

Net Sketched Area:	2,660	Total:	354,905
Size Ad	1785	Gross Are	2660	FinArea	1785
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

083.0-0001-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc